

Pier25

415 & 417R N. Columbus Boulevard
Philadelphia, PA

2 Acres on
Waterfront for
Development

Prime Waterfront in
Superior Location



For more information:

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Contact Information

PIER25

415 & 417R N. Columbus Boulevard
Philadelphia, PA



NAI Geis Realty Group, Inc. and
Compass are pleased to present for sale:

Pier25
415 & 417R, N. Columbus Boulevard
Philadelphia, Pennsylvania

a prime waterfront site with superior
location and access in the path of
shoreline redevelopment.

[Click HERE for the
Confidentiality Agreement
to allow access to the
Offering Memorandum](#)

Co-operating broker must look to their Buyer for co-broker commission.

Property Summary

Pier25

is a premier waterfront site offering superior location and accessibility, positioned directly in the path of ongoing shoreline redevelopment.

Designed to meet modern living demands, the site sits at the intersection of several vibrant, amenity-rich neighborhoods—creating a rare and compelling development opportunity.

PIER25

415 & 417R N. Columbus Boulevard
Philadelphia, PA

Pier25 offers an exceptional opportunity for visionary developers to create a premier mixed-use waterfront destination. Located within Philadelphia's Central Waterfront, the site is part of a highly sought-after twelve-block corridor along Columbus Boulevard, stretching from South Street to the Spring Garden Arterial Highway.

This exclusive riverfront location provides immediate access to the region's major transportation network, including I-76, I-476, I-95, and I-295, making it uniquely positioned for both local and regional connectivity. Colliers International is pleased to present this rare opportunity to acquire a prime waterfront property with significant potential for transformative and profitable development.

PROPERTY SUMMARY

Address: 417 & 417R N. Columbus Boulevard, Philadelphia, PA 19123

Total Assessed Value: \$3,195,400

Site Area: 26,251 SF

Zoning: CMX-3

Utilities
Water, Sewer - City of Philadelphia
Electric - Exelon/PECO; Gas - PGW

By Right Approved Uses: Multi-Family, For Sale Residential, Retail, Office, Hotel

Tax Parcels: 88-2065940 & 88-5805660

Real Estate Taxes: \$44,729 (2023 estimated)

Investment Highlights

PIER25

415 & 417R N. Columbus Boulevard
Philadelphia, PA

By-Right Development Potential

Pier25 is a by-right development site permitting a broad range of uses, including multifamily, for-sale residential, retail, office, and hotel. A recent highest-and-best-use analysis identifies multifamily residential with supporting commercial uses as the optimal development strategy. The property has also received prior development approvals, further enhancing its entitlement profile.

Compelling Investment Opportunity

Shifting demographic, cultural, and economic trends continue to favor urban, waterfront living, positioning Pier25 as a highly attractive long-term investment. The site offers a rare opportunity to acquire a prime waterfront parcel at today's market pricing, with significant upside potential as market conditions and demand drivers continue to strengthen. These fundamentals are expected to support sustained growth in residential and mixed-use development along Philadelphia's Central Waterfront.

Tax Abatement Incentive

One of the most compelling incentives for new construction in the City of Philadelphia is the 10-year real estate tax abatement administered by the Board of Revision of Taxes (BRT). Under this program, property owners are exempt from paying real estate taxes on a substantial portion of the value of new improvements for a ten-year period, significantly enhancing project economics and long-term returns. But these abatements now have a phased-in reduction for properties permitted after January 1, 2022, with commercial/industrial seeing a 10% reduction.

Right Place, Right Time

Pier25 is exceptionally well positioned to capitalize on current and future waterfront investment. The \$225 million I-95 capping project led by the Delaware River Waterfront Corporation (DRWC), combined with continued residential growth—a 5.1% increase in inventory over the past year with 2,837 new residential units delivered—has created a highly favorable environment for development. These catalysts reinforce the waterfront's trajectory as one of Philadelphia's most dynamic growth corridors.

Income-Producing Tenant

The property is currently home to Cavanaugh's, a longstanding and well-established tenant that provides interim income prior to redevelopment. This in-place revenue offers investors the benefit of cash flow while advancing planning and development efforts.

Property Tours & Purchase Terms

PIER25

415 & 417R N. Columbus Boulevard
Philadelphia, PA

NAI Geis Realty Group, Inc.

30 South 17th Street
Suite 210
Philadelphia, PA 19103
(215) 568-7222
www.geisrealty.com

Tom Bond, Senior Vice President
tbond@geisrealty.com

The property is available for inspections on an ongoing basis. NAI Geis Realty Group, Inc. / Compass will provide materials to qualified parties. It is strongly recommended that interested parties perform at least some level of pre-due diligence and meet with Broker prior to submitting a letter of intent. For further information on the Property or to arrange for a tour, please contact Tom Bond or David Cohen.

Offers should be submitted in the form of a non-binding letter of intent, and should specify at least the following:

1. Pricing
2. Due Diligence Period
3. Closing Period
4. Earnest Money
5. Contingencies (if any)
6. References
7. Documentation of previously completed transactions
8. Sources of Funds
9. Consents and/or approvals needed for closing

Please submit any other information having a direct bearing on the investor's ability to close on the proposed transaction.

The non-binding Letter of Intent must be submitted via mail, overnight courier, facsimile or email to:

Tom Bond, Senior Vice President
NAI Geis Realty Group, Inc.
30 S. 17th St. Suite 210
Philadelphia, PA 19103
tbond@geisrealty.com

Compass

(215) 260-5860
www.compass.com

David Cohen, Realtor
d.cohen@compass.com

CONSIDERATION OF OFFERS

Owner and Broker will assess the qualifications of any party submitting a nonbinding letter of intent in accordance with Owner's objectives. In making this assessment, Owner will consider a number of factors including but not limited to price, timing of closing, the perceived ability of the investor to complete the transaction, and other factors. The property is being offered without an asking price.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by the Owner, a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligations there under have been satisfied or waived.

NOTIFICATION OF SELECTION

After offers are considered, Owner will determine whether to choose a single potential investor or respond to the top tier of potential investors and provide them an opportunity to enhance their offers.

COSTS AND EXPENSES

Any potential investor will bear all costs of its own investigation and evaluation of the Property, including the fees and disbursements to its own counsel and advisors.

Disclaimer: We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.